A modified hydraulic load test is a relatively low-cost, non-invasive method for testing private sewage treatment systems. It is not a full evaluation of a sewage treatment system but, nonetheless, provides valuable information regarding the present performance of the system. AmeriSpec does not provide a warranty or guarantee (see limitations and exclusions at end of report). If concerned, a full, detailed Pennsylvania Septage Management Association (PSMA) septic test can be performed for a minimum fee of $400 and may be as high as $700, depending on site and occupancy conditions. AmeriSpec Home Inspection Service is an associate member in good standing of PSMA. If this type of inspection is desired, we can recommend appropriate contractors.

The modified hydraulic load test performed on the sewage system is designed primarily to determine if there are problems with the septic tank and/or drain tile field, such as a full tank or blocked drainage area. This information is usually attainable when dye-colored water surfaces in or around the septic system area or the ground appears to be excessively wet. Buyer is aware that this test is not all-inclusive of the system and, therefore, limited in scope, since septic tanks and drain tile lines are buried and are not visible to the inspector.

**Occupancy:**

Since this is a foreclosure property and no history is available about the maintenance of the system, Suggest Buyer have tank pumped and cleaned and the baffles checked to assure proper working of system.

**Waste System Pipes:**

Type: Plastic.
Condition: Appears to be in serviceable condition. No leakage noted. No odor present at the beginning or end of inspection.

Sewage System:
Type: A conventional in-ground system with a concrete septic tank and an absorption field. No leaks noted at surface of tank.
Septic tank cover was accessible at time of inspection. Cover was dup up by others.
Location: The septic tank and the absorption field are located at the right side of the house.
Last Pumped: Inspector unable to determine.
Leaks at Field: No evidence of leaks at surface; no odor present before or after test; no lush vegetation noted. Unable to probe field with a steel rod the ground was frozen and snow covered.
Distances to Well: Acceptable.

Comments: At the time of inspection it is not known how much liquid and solid effluent is contained in the septic tank.

The tracer dye, as a component of the modified hydraulic load test, which includes adding approximately 50 to 75 gallons of water per bedroom to the system within a concentrated period of time, may show dye at the surface near the septic tank if there is a blockage and the tank was relatively full.

If the system has been drained by leakage or mechanically, the tracer dye may not become visible. Lack of excessive moisture or evident tracer dye is not a warranty, guarantee or assurance of any kind that the on-site waste system is free of problems.

Due to the concealed below-ground nature of the operating components of an on-site waste system, the Inspector cannot directly review the operation of these components. Therefore no guarantee can be made regarding the actual location or condition of these components unless additional tests, such as opening the septic tank, pumping the septic tank, and absorption field excavations, are made. These are
not part of a Modified Hydraulic Load Test.

As per the Pennsylvania Septage Management Association, septic tanks should be pumped on a regular basis for optimum life expectancy of a system, according to the number of household occupants.

Although there are no state-wide or government protocols for modified hydraulic load tests, we have adopted the Central New York State Chapter of American Society of Home Inspectors’ guidelines for performing a septic dye test. These tests are the local industry standard for a preliminary indication of the functionality of an on-site waste system.

Summary: We use PSMA terminology to evaluate on-site septic systems. Based on all the factors that we use, including tracer dye, visual examination of various components and field observations of conditions before and after the test, we can state that the system is in unsatisfactory condition due to water backing up from septic tank into the inlet pipe.

AmeriSpec can return to certify the system after repairs for a prepaid fee of $200.

Limitations and Exclusions: This septic report is not a warranty or guarantee that the on-site waste system will properly function for any period of time in the future. AmeriSpec provides no warranty, express or implied, including any implied warranty of merchantability or fitness for any particular use or purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or waters. Because there are numerous factors that may affect the proper operation of an on-site waste system – including, but not limited to, usage, soil characteristics, and previous failures – as well as the inability of AmeriSpec to supervise or monitor the use or the maintenance of the system, our report shall not be construed as a warranty by AmeriSpec that the system will function properly for any prospective purchaser of the property. Our report does not include an evaluation of undisclosed “gray water” systems.

AS INDICATED IN OUR INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH PROPERTY WILL ALWAYS IMPACT DISCLOSURE.